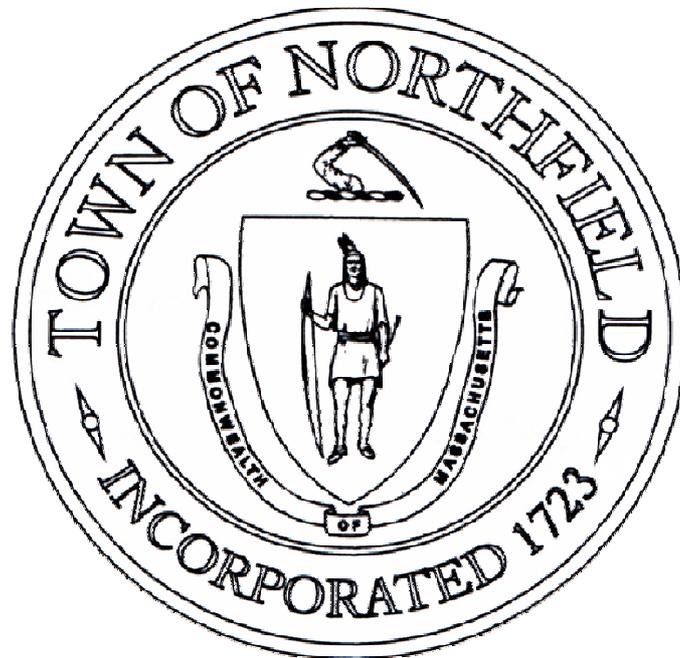


TOWN OF NORTHFIELD
ANNUAL TOWN MEETING WARRANT

May 7, 2012 – 7:00 p.m.

Pioneer Valley Regional School
97 F. Sumner Turner Road
Northfield, Massachusetts



AND

ELECTION WARRANT

May 8, 2012

12:00 o'clock (noon) to 8:00 o'clock (eight) p.m.

Northfield Town Hall
69 Main Street

Take down date: 5/9/12

Annual Town Meeting Warrant COMMONWEALTH OF MASSACHUSETTS

FRANKLIN, SS

To any of the Constables in the Town of Northfield, in the County of Franklin,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Northfield, qualified to vote in elections and in Town affairs, to meet at the

Pioneer Valley Regional School

on Monday, May 7, 2012 at seven o'clock in the evening (7:00 p.m.), then and there to act on the following:

Article 1. (Submitted by the Selectboard)

To see if the Town will vote to waive the reading of the Warrant and the Notice to the Constables and act on the motions of the following articles, or pass any vote or votes relative thereto.

Article 2. (Submitted by the Selectboard)

To see if the Town will vote to hear and act upon the reports of the several Town Officers, Boards, Committees, Commissions and Trustees, or pass any vote or votes relative thereto.

Article 3. (Submitted by the Selectboard)

To see if the Town will vote to transfer from available funds a sum of money for paying the Pioneer Valley Regional School District for the debt incurred to replace the Northfield Elementary School roof, or pass any vote or votes relative thereto.

Estimated amount requested: \$76,963

Article 4. (Submitted by the Sewer Commission)

To see if the town will vote to amend the vote taken under Article 46 at the 2011 Annual Town Meeting to allow the funds appropriated therein to also be used to purchase a new channel grinder and associated equipment for the Sewer Department, or pass any vote or votes relative thereto.

Article 5. (Submitted by the Selectboard)

To see if the Town will vote to accept and expend any sum or sums of money that may be available from the Commonwealth of Massachusetts (Massachusetts Department of Transportation) for Chapter 90-type construction/improvements/reconstruction of public ways and associated equipment; and authorize the Selectboard to enter into contracts relative thereto, and to appropriate said sum or sums in anticipation of reimbursement from the Commonwealth, or pass any vote or votes relative thereto.

Article 6. (Submitted by the Selectboard)

To see if the Town will vote to authorize the Board of Selectmen to accept from any association, agency, proprietorship, corporation, enterprise, individual, etc., a sum or sums of money or other gift for the benefit of the Town or any of its departments, etc., or pass any vote or votes relative thereto.

Article 7. (Submitted by the Selectboard)

To see if the Town will vote to authorize the Board of Selectmen to apply for state or federal grants, and to expend any monies received, as set forth in the appropriate grant application, or pass any vote or votes relative thereto.

Article 8. (Submitted by the Finance Committee)

To see if the Town will vote to approve that, upon exceeding the levy limit, any monies appropriated that exceed the Town Finance Committee recommendation under Article 9, or any other article of this Fiscal Year 2013 Annual Town Meeting, may be contingent upon the approval by the voters of an “override of Proposition 2 ½,” or pass any vote or votes relative thereto.

Article 9. (Submitted by the Finance Committee)

To see if the Town will vote, under the provisions of the General Laws of Massachusetts, Chapter 41, §108, or any amendments thereto, to fix the salaries of all elected officials for Fiscal Year 2013, and raise and appropriate any sum or sums therefor, and further raise and appropriate any sum or sums of money for the maintenance of the several departments of the Town, and for other necessary charges, in accordance with the amount recommended by the Finance Committee as shown in the final column of the Warrant, or pass any vote or votes relative thereto.

				APPROP FY 2012	REQUESTED FY 2013	FINANCE COMMITTEE RECOMMENDS
MODERATOR SALARY				51.00	51.00	51.00
MODERATOR EXPENSE				30.00	30.00	30.00
SELECTMEN SALARIES				5,537.00	5,647.00	5,647.00
	2012	2013req	2013rec			
Chairman	1,919.00	1,957.00	1,957.00			
Others	1,809.00	1,845.00	1,845.00			
SELECTMEN EXPENSE				8,751.00	10,742.00	10,742.00
ADMIN ASST SALARY				49,370.00	50,829.00	50,829.00
ADMIN ASST EXPENSE				1,275.00	1,781.00	1,781.00
SECRETARY SALARY				35,668.00	37,277.00	37,277.00
FINANCE COMM EXPENSE				1,368.00	1,368.00	1,368.00
RESERVE FUND				15,000.00	15,000.00	15,000.00
ACCOUNTANT SALARY				25,761.00	26,384.00	26,384.00
ACCOUNTANT EXPENSE				315.00	315.00	315.00
ASSESSORS SALARIES				5,081.00	5,183.00	5,183.00
	2012	2013req	2013rec			
chairman	1781.00	1817.00	1817.00			
Others	1650.00	1683.00	1683.00			
ASSESSORS CLERK SALARY				37,826.00	32,017.00	32,017.00
ASSESSORS PROPERTY INSPECTOR				6,000.00	13,500.00	13,500.00

ASSESSORS EXPENSE	15,640.00	12,240.00	12,240.00
TREASURER SALARY	11,785.00	12,069.00	12,069.00
TREASURER EXPENSE	3,500.00	4,000.00	4,000.00
TAX COLLECTOR SALARY	11,785.00	12,069.00	12,069.00
TAX COLLECTOR EXPENSE	5,200.00	5,500.00	5,500.00
TOWN LEGAL COUNSEL	25,000.00	25,500.00	25,500.00
COMPUTER SUPPLY/SERVICE	10,081.00	11,881.00	11,881.00
TAX TITLE FORECLOSURE	2,300.00	2,300.00	2,300.00
COPY MACHINE SUPPL/SERVICE	1,382.00	900.00	900.00
TOWN CLERK SALARY	26,787.00	33,521.00	33,521.00
TOWN CLERK EXPENSE	3,330.00	3,235.00	3,235.00
ELECTIONS & REGISTRATIONS	6,625.00	10,000.00	10,000.00
CONSERV COMMISSION	1,938.00	2,890.00	2,890.00
PLANNING BOARD	2,028.00	3,482.00	3,482.00
ZONING/APPEALS BOARD	3,046.00	3,046.00	3,046.00
AG COMM EXPENSE	300.00	500.00	500.00
OPEN SPACE COMMITTEE	836.00	1,200.00	1,200.00
LAND DAMAGES	1.00	1.00	1.00
TOWN HALL CUSTODIAN	13,801.00	14,394.00	14,394.00
BUILD MAINT PERSON	0.00	34,870.00	34,870.00
TOWN HALL MAINT	33,300.00	38,890.00	38,890.00
TOWN BLDG ELEVATOR & ALARM MAINT	7,300.00	9,500.00	9,500.00
TOWN BLDG SEWER USE	3,400.00	2,000.00	2,000.00
TOWN REPORTS	300.00	400.00	400.00
TOWN CLOCK	150.00	150.00	150.00
TOTAL	382,848.00	445,662.00	445,662.00

				APPROP FY2012	REQUESTED FY2013	FINANCE COMMITTEE RECOMMENDS
POLICE WAGES & SALARIES				217,642.00	246,299.00	246,299.00
	2012	2013 req	2013 rec			
F.T. wages	149,234.00	147,224.00	147,224.00			
P.T. wages	21,908.00	24,813.00	24,813.00			
Admin	6,385.00	18,749.00	18,749.00			
Holiday	5,381.00	4,167.00	4,167.00			
Cmty Policing	1,020.00	1,020.00	1,020.00			
Training	3,082.00	8,982.00	8,982.00			
O.T. wages	10,710.00	14,080.00	14,080.00			
Quinn Bill	19,922.00	27,264.00	27,264.00			
POLICE OPER EXPENSE				37,902.00	42,755.00	42,755.00
FIRE DEPT SALARIES				5,064.00	5,165.00	5,165.00
FIRE DEPT WAGES				39,704.00	40,498.00	40,498.00
FIRE DEPT OPER EXP				16,760.00	17,460.00	17,460.00
HOSE & EQUIPMENT				8,000.00	8,000.00	8,000.00
INSPECTION FEES				3,000.00	3,000.00	3,000.00
HYDRANTS				5,460.00	5,460.00	5,460.00
MAINT FIRE STATION				14,750.00	15,250.00	15,250.00

FIREPONDS/WATERHOLES	3,000.00	3,000.00	3,000.00
BLDG INSPECTOR SALARY	24,292.00	24,778.00	24,778.00
BLDG INSPECTOR EXPENSE	1,050.00	1,050.00	1,050.00
GAS INSPECTION	1,500.00	1,530.00	1,530.00
WIRE INSPECTION	1,550.00	1,325.00	1,325.00
CIVIL DEFENSE	400.00	400.00	400.00
DOG OFFICER SALARY	3,121.00	3,183.00	3,183.00
DOG OFFICER EXPENSE	1,450.00	1,450.00	1,450.00
TREE DEPT WAGES & EXPENSE	8,925.00	8,925.00	8,925.00
CONSTABLES WAGES	880.00	1,020.00	1,020.00
CONSTABLES EXPENSE	30.00	330.00	330.00
FENCE VIEWERS, ETC	1.00	1.00	1.00
TOTAL	<u>394,481.00</u>	<u>430,879.00</u>	<u>430,879.00</u>

	APPROP FY2012	REQUESTED FY2013	FINANCE COMMITTEE RECOMMENDS
ELEM SCHOOL MAINT	1,500.00	1,500.00	1,500.00
PVRS-OPER ASSMNT	3,511,820.90	3,616,617.00	3,616,617.00
PVRS-BLDG PROJ ASSESSMENT	343,980.84	315,805.00	315,805.00
PVRS-TCHRS SALARY DEFERRAL	4,536.47	0.00	0.00
FRKLN CTY TECH SCHOOL-OPER ASSMNT	252,182.00	252,083.00	252,083.00
FRKLN CTY TECH SCHOOL-CAPTL ASSMNT	0.00	0.00	0.00
TOTAL	<u>4,114,020.21</u>	<u>4,186,005.00</u>	<u>4,186,005.00</u>

	APPROP FY2012	REQUESTED FY2013	FINANCE COMMITTEE RECOMMENDS
HWY SUPT EXPENSE	8,610.00	8,610.00	8,610.00
HIGHWAY & SNOW REMOVAL WAGES	244,675.00	252,376.00	252,376.00
HWY, BRIDGES & RAILS	157,500.00	165,375.00	165,375.00
OILING & STONING	63,000.00	63,000.00	63,000.00
HIGHWAY TOOLS	1,260.00	1,260.00	1,260.00
SNOW REMOVAL EXPENSE	75,390.00	75,390.00	75,390.00
STREET LIGHTS	12,323.00	13,000.00	13,000.00
MACHINERY MAINTENANCE	80,325.00	84,341.00	84,341.00
MAINT HIGHWAY GARAGE	11,550.00	11,550.00	11,550.00
HWY BOUNDS,SURVEY,LISTS	1.00	1.00	1.00
SOLID WASTE DISTRICT	7,452.00	7,526.00	7,526.00
WASTE DISPOSAL	109,550.00	111,000.00	111,000.00
CEMETERY WAGES & EXPENSE	11,550.00	11,550.00	11,550.00
TOTAL	<u>783,186.00</u>	<u>804,979.00</u>	<u>804,979.00</u>

	APPROP FY2012	REQUESTED FY2013	FINANCE COMMITTEE RECOMMENDS
BD OF HEALTH SALARIES	2,328.00	2,375.00	2,375.00
BD OF HEALTH EXPENSE	7,998.00	7,906.00	7,906.00
PLUMBING INSPECTOR	2,000.00	2,500.00	2,500.00
SHARED HEALTH AGENT	10,004.00	10,492.00	10,492.00
SEPTIC SYSTEM INSP FEES	1,500.00	1,500.00	1,500.00
ANIMAL INSPECTOR	2,295.00	2,333.00	2,333.00
COUNCIL ON AGING	45,282.00	46,202.00	46,202.00
SOLDIERS RELIEF	24,000.00	24,500.00	24,500.00
TOTAL	95,407.00	97,808.00	97,808.00

	APPROP FY2012	REQUESTED FY2013	FINANCE COMMITTEE RECOMMENDS
DICKINSON LIBRARY WAGES	98,260.00	100,133.00	100,133.00
DICKINSON LIBRARY EXP	36,563.00	36,621.00	36,621.00
NFLD FARMS LIBRARY	575.00	575.00	575.00
RECREATION COMM	5,750.00	5,790.00	5,790.00
REC COMM TRAINING & RECOGNITION	250.00	250.00	250.00
REC PROGRM DIRECTR	3,914.00	3,992.00	3,992.00
MAINT ATHLETIC FIELD	3,000.00	4,000.00	4,000.00
HISTORICAL COMMISSION	350.00	400.00	400.00
MEMORIAL DAY	1,600.00	1,600.00	1,600.00
ALEXANDER HALL	300.00	300.00	300.00
FRCOG ASSESSMENT	25,067.00	25,900.00	25,900.00
VETERANS DISTRICT	6,500.00	5,948.00	5,948.00
TOTAL	182,129.00	185,509.00	185,509.00

	APPROP FY2011	REQUESTED FY2012	FINANCE COMMITTEE RECOMMENDS
MATURING DEBT- PRIN	0.00	0.00	0.00
2012		2013	
Sewer (bnds			
1/92)	0.00	0.00	
sch (bnds 1/92)	0.00	0.00	
Sewer (bnds			to
7/93)	44,154.09	46,472.18	enterprise
INT ON LONG TERM DEBT	0.00	0.00	0.00
2012		2013	
Sewer (bnds			
1/92)	0.00	0.00	
sch (bnds 1/92)	0.00	0.00	
Sewer (bnds			to
7/93)	7,316.91	4,998.82	enterprise

INT ON SHORT TERM DEBT	2,000.00	2,000.00	2,000.00
TOTAL	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>

	APPROP FY2011	REQUESTED FY2012	FINANCE COMMITTEE RECOMMENDS
COUNTY RETIREMENT	128,242.00	146,836.00	146,836.00
WORKERS COMP INSURANCE	15,861.00	14,958.00	14,958.00
UNEMPLOYMENT	8,500.00	5,000.00	5,000.00
HEALTH INSURANCE	207,787.00	207,787.00	207,787.00
LIFE INSURANCE	1,700.00	1,700.00	1,700.00
MEDICARE/FICA	15,000.00	15,600.00	15,600.00
OTHER INSURANCE	63,366.00	61,303.00	61,303.00
TOTAL	<u>440,456.00</u>	<u>453,184.00</u>	<u>453,184.00</u>
GRAND TOTAL	6,374,827.21	6,606,026.00	6,606,026.00

Article 10. (Submitted by the Selectboard)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for canopies for the gymnasium entrance and the cafeteria entrance to the Northfield Elementary School, or pass any vote or votes relative thereto.

Estimated amount requested \$20,000

Article 11. (Submitted by the Selectboard)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for a security system for the front door of the Northfield Elementary School, or pass any vote or votes relative thereto.

Estimated amount requested \$10,000

Article 12. (Submitted by the Pioneer Valley Regional School District)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the PVRS capital project to repair or replace the phone system and bell system.

Estimated amount requested: \$13,635

Article 13. (Submitted by the Pioneer Valley Regional School District)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the central office capital project to replace the existing deck to the Superintendent's office; replace the existing deck outside the middle modular building; and to replace the existing stairs, deck, handrails to the middle modular building, north and south entrances.

Estimated amount requested: \$7,575

Article 14. (Submitted by the Selectboard)

To see if the Town will vote to authorize the Selectboard to take four parcels of land, from properties shown on Town Assessors Book Map 67, Lot 4 and Map 68, Lots 2.3 and 3, for the purpose of straightening Four Mile Brook Road, as follows: the first parcel, belonging to Susan Hicks, comprising 3,575 square feet; the second and third parcels, belonging to the Western Massachusetts Electric Company, comprising 21,160 square feet; and the fourth parcel, belonging to Lauren Kaplan, comprising 2,572 square feet; and to provide just compensation for said takings, or pass any vote or votes relative thereto.

Estimated amount requested: \$0 (funded by Chapter 90)

Article 15. (Submitted by the Selectboard)

To see if the Town will vote to authorize the Selectboard to sell 0.924 acres of land located off Caldwell Road, the southwest corner of Assessors Book Map 25 Lot C1, to the Lane Construction Company, said parcel having been appraised for \$4,400.00, or pass any vote or votes relative thereto.

Article 16. (Submitted by the Selectboard)

To see if the Town will vote to authorize the Selectboard to sell 1.1 acres of land located on Mount Hermon Station Road, known as the Bartlett property and identified as Assessors Book Map 4 Lot A2, to the Advent Christian Church of Vernon, Vermont, for \$2,000, or pass any vote or votes relative thereto.

Article 17. (Submitted by the Selectboard)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for necessary repairs to Town Hall, including replacing windows in the Town Hall auditorium (Assembly Room); replacing the boiler room door; raising and replacing the main back entrance; and repairing the shed; or pass any vote or votes relative thereto.

Estimated amount requested: \$18,500

Article 18. (Submitted by the Selectboard)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for a boiler and related work for the Highway Department garage, or pass any vote or votes relative thereto.

Estimated amount requested: \$35,000

Article 19. (Submitted by the Selectboard)

To see if the Town will vote to create a special stabilization account for the purchase of a backhoe for the Highway Department and to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for said account, or pass any vote or votes relative thereto.

Estimated amount requested: \$35,000

Article 20. (Submitted by the Selectboard)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for conducting job description reviews for all full and part-time

municipal positions and the elected positions of Town Clerk, Treasurer, and Tax Collector, or pass any vote or votes relative thereto.

Estimated amount requested: \$8,000

Article 21. (Submitted by the Emergency Services Facility Committee)

To see if the Town will appropriate a sum or sums of money by borrowing to purchase certain real property owned by Krauth Realty Management, LLC, located at 91 Main Street, Northfield, described in a deed recorded with the Franklin Registry of Deeds in Book 4840, Page 180, being Assessor’s Map 23A, Block C2, and containing 6.0 acres, more or less, and to design and construct, a Public Safety complex that would house the Police, Fire, Ambulance, and Emergency Management Departments; and to authorize the Treasurer, with the approval of the Selectmen, to issue any bonds or notes that may be necessary for that purpose, or take any action relative thereto.

Estimated amount requested \$8,800,000

Article 22. (Submitted by the Emergency Services Facility Committee)

To see if the Town will appropriate a sum or sums of money by borrowing to purchase certain real property owned by Krauth Realty Management, LLC, located at 91 Main Street, Northfield, described in a deed recorded with the Franklin Registry of Deeds in Book 4840, Page 180, being Assessor’s Map 23A, Block C2, and containing 6.0 acres, more or less, to demolish an existing building, and design a Public Safety complex to house the Police, Fire, Ambulance, and Emergency Management Departments; and to authorize the Treasurer, with the approval of the Selectmen, to issue any bonds or notes that may be necessary for that purpose, or take any action relative thereto.

Estimated amount requested \$900,000

Article 23. (Submitted by the Emergency Medical Services Enterprise Fund)

To see if the Town will vote to appropriate a sum or sums of money to operate the Emergency Medical Services Enterprise Fund as shown below, or pass any vote or votes relative thereto:

Wages and Salaries	26,616.00
Expenses	70,949.00
Reserve Fund	5,000.00
Budgeted Surplus	<u>2,435.00</u>
TOTAL:	\$105,000.00

and that \$120,000 be raised as follows:

Department receipts	\$105,000.00
Tax levy	<u>0</u>
TOTAL:	\$105,000.00

Article 24. (Submitted by the Sewer Commission)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum or sums of money to operate the Sewer Enterprise Fund as shown below, or pass any vote or votes relative thereto:

Sewer Commissioner Salaries	1,426.00
Sewer Dept. Collector	3,383.00
Sewer Dept. Wages	81,660.00
Oper. & Maint Sewer Plant	68,985.00
Reserve Fund	10,000.00
Maturing Debt- Principal	46,472.18
Interest on Short-Term Debt	<u>4,998.82</u>
TOTAL:	\$216,925.00

and that \$216,925.00 be raised from user charges and any other Department receipts from the Sewer Enterprise Fund.

Article 25. (Submitted by the Trustees of the Library)

To see if the Town will vote to transfer from the “Dog Fund” account a sum or sums of money to supplement the Dickinson Memorial Library operating budget for the purpose of paying a portion of the annual fee to be a member of the regional library system, or pass any vote or votes relative thereto.

Estimated amount requested \$3,500.00

Article 26. (Submitted by the Board of Selectmen)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the special stabilization fund toward the purchase of a fire truck, or pass any vote or votes relative thereto.

Estimated amount requested \$150,000

Article 27. (Submitted by the Community Preservation Committee)

The see if the Town will reserve from FY 2013 Community Preservation Fund 10% (\$2,300.00) for open space purposes; 10% (\$2,300.00) for historic preservation; 10% (\$2,300.00) for affordable housing; and the remaining (\$15,000) to the FY 2013 Community Preservation Fund budgeted reserve, or pass any vote or votes relative thereto.

*Estimated amount requested: \$21,900
 \$2,300.00 for open space purposes;
 \$2,300.00 for historic preservation;
 \$2,300.00 for affordable housing;
 \$15,000.00 to the FY 2013 Community Preservation
 Fund Budgeted Reserve.*

Article 28. (Submitted by the Community Preservation Committee)

To see if the Town will vote to appropriate \$1,100.00 from the FY 2013 Community Preservation Fund revenues for administrative and operating expenses, including legal expenses, of the Northfield Community Preservation Committee, or pass any vote or votes relative thereto.

Estimated amount requested \$1,100

Article 29. (Submitted by the Community Preservation Committee)

To see if the Town will vote to appropriate for affordable housing purposes a sum or sums of money from the Community Preservation Fund balance for Affordable Housing for capital

improvement costs for Squakheag Village, including replacement of roofing and removal of hazardous trees.

Estimated amount requested \$23,000

Article 30. (Submitted by the Community Preservation Committee)

To see if the Town will vote to appropriate for historic preservation purposes a sum or sums from the Community Preservation Fund Balance reserved for Historical Preservation for the restoration of the World War I Memorial plaque outside the Town Hall.

Estimated amount requested \$1,500

Article 31. (Submitted by the Planning Board)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for an update to the Town's Master Plan.

Estimated amount requested \$75,000

Article 32. (Submitted by the Planning Board)

To see if the Town will adopt the following as a change to the Zoning By-law, or pass any vote or votes relative thereto:

11.08 Solar Generation Zoning Bylaw

11.08.01 Purpose and Applicability

The purpose of this By-law is to promote the creation of new large-scale ground-mounted solar photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.

The provisions set forth in this section shall apply to the construction, operation, modification, and/or repair of Large-Scale Ground-Mounted Solar Photovoltaic Installations with a total solar photovoltaic array area of more than 1,500 square feet proposed to be constructed after the effective date of this section. Smaller scale systems (not more than 1,500 square feet of solar photovoltaic array area) need not comply with this section, but shall require a building permit and must comply with all applicable local, state and federal requirements and other provisions of this By-law.

Large-Scale Ground-Mounted Solar Photovoltaic Installations that occupy no more than 5 acres of land on one or more adjacent parcels in common ownership (including those separated by a roadway) proposed to be constructed in the Solar Overlay District are allowed as-of-right but are subject to Site Plan Review as set forth in Section 10.01 and Section 11.08 of this By-law and the requirements of this Section. All other proposed Large-Scale Ground-Mounted Solar Photovoltaic Installations require a Special Permit and Site Plan Review in accordance with this By-law.

11.08.02 Definitions

As-of-Right Siting: As-of-Right Siting shall mean that development may proceed without the need for a special permit, variance, amendment, waiver, or other discretionary approval. Such development is subject to Site Plan Review. Projects conforming to this By-law, including this Section, cannot be prohibited, but can be reasonably regulated by the Building Commissioner.

Appurtenant Structures: All structures, the use of which is appurtenant to a Large-Scale Ground-Mounted Solar Photovoltaic Installation, including, but not limited to, equipment shelters, storage facilities, transformers, and substations.

Building Commissioner: The person designated by Section 2.01 of this By-law and charged with the enforcement of the By-law.

Building Permit: A construction permit issued by the Building Commissioner; the building permit evidences that the project is compliant with the state and federal building codes as well as this By-law.

Designated Location: The locations designated by the Solar Overlay District described in Section 4.04.02 of the Bylaw, where Large-Scale Ground-Mounted Solar Photovoltaic Installations may be sited as-of right. Said locations are shown on the Town's Official Zoning Map, which is on file in the Office of the Town Clerk.

Large-Scale Ground-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted on the ground and is not building-mounted, and has a total solar photovoltaic array area of more than 1,500 square feet.

Site Plan Review: Review by the Northfield Planning Board in accordance with Section 10.01 and Section 11.08.03.04 below.

Solar Photovoltaic Array: An arrangement of solar photovoltaic panels.

11.08.03 General Requirements for all Large-Scale Ground-Mounted Solar Power Generation Installations

The following requirements are common to all Large-Scale Ground-Mounted Solar Photovoltaic Installations to be sited in Designated Locations.

11.08.03.01 Compliance with Laws, Ordinances and Regulations

The construction and operation of all Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar photovoltaic installation shall be constructed in accordance with the Massachusetts State Building Code.

11.08.03.02 Building Permit

No Large-Scale Ground-Mounted Solar Photovoltaic Installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.

11.08.03.03 Fees

The application for a building permit for a Large-Scale Ground-Mounted Solar Photovoltaic Installation must be accompanied by the application fees required for a building permit and Site Plan Review.

11.08.03.04 Site Plan Review

Large-Scale Ground-Mounted Solar Photovoltaic Installations shall undergo Site Plan Review by the Planning Board in accordance with this Section and Section 10.01 of the By-law prior to construction, installation, or modification.

(1) General

All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.

(2) Required Documents

Pursuant to the Site Plan Review process, the project proponent shall provide the following documents:

- (a)** A site plan showing:
 - i.** Property lines and physical features, including roads, for the project site;
 - ii.** Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
 - iii.** Locations of wetlands and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP);
 - iv.** Locations of Floodplains or inundation areas for moderate or high hazard dams;
 - v.** Locations of Priority Heritage landscapes and local or National Historic districts;
 - vi.** A list of hazardous materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment as appropriate;
 - vii.** Blueprints or drawings of the solar photovoltaic installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures
 - viii.** One or three line electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices;
 - ix.** Documentation of the major system components to be used, including the photovoltaic panels, mounting system, and inverter;
 - x.** Name, address, and contact information for proposed system installer;

- xi. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
- xii. The name, contact information and signature of any agents representing the project proponent;

(b) Site Control. The project proponent shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed solar photovoltaic installation.

(c) Operation & Maintenance Plan. The project proponent shall submit a plan for the operation and maintenance of the Large-Scale Ground-Mounted Solar Photovoltaic Installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.

(d) Utility Notification. No Large-Scale Ground-Mounted Solar Photovoltaic Installation shall be constructed until evidence has been given to the Planning Board that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner or operator's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

(e) Zoning District Designation. The project proponent shall submit a zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose).

(f) Proof of Liability Insurance. The project proponent shall submit to the Planning Board proof of liability insurance for the project.

(g) Financial Surety. The project proponent shall submit a description of financial surety that satisfies Section 11.08.06.

The Planning Board may waive documentary requirements as it deems appropriate.

(3) Setback and Height Requirements

For Large-Scale Ground-Mounted Solar Photovoltaic Installations, including Appurtenant Structures and parking areas, setbacks shall be at least 100 feet from any property boundary; the minimum setback areas are not included in the calculation of the 5-acre maximum specified in this Solar Generation Zoning By-law. The height of a Large-Scale Ground-Mounted Solar Photovoltaic Installation or any Appurtenant Structure, shall not exceed 20 feet.

(4) Appurtenant Structures

All appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Whenever reasonable, structures should be shaded from view by vegetation and/or joined or clustered to avoid adverse visual impacts.

(5) Design and Performance Standards

- (b) Lighting.** Lighting of solar photovoltaic installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Where feasible, lighting of the solar photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
- (c) Signage.** Signs on Large-Scale Ground-Mounted Solar Photovoltaic Installations shall comply with section 11.05 of the By-law. A sign consistent with the By-law shall be required to identify the owner and provide a 24-hour emergency contact phone number. Solar electric installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar electric installation.
- (d) Utility Connections.** Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
- (e) Roads.** Access roads shall be constructed to minimize grading, removal of stone walls or street trees, and minimize impacts to environmental or historical resources.
- (f) Control of Vegetation.** Herbicides may not be used to control vegetation. Mowing or the use of pervious pavers or geotextile materials underneath the solar array are possible alternatives.
- (g) Hazardous Materials.** Hazardous materials stored, used, or generated on site shall not exceed the amount for a Very Small Quantity Generator of Hazardous Waste as defined by the DEP pursuant to MassDEP regulations 310 CMR 30.000 and shall meet all requirements of the DEP including storage of hazardous materials in a building with an impervious floor that is not adjacent to any floor drains to prevent discharge to the outside environment. If hazardous materials are utilized within the solar electric equipment then impervious containment areas capable of controlling any release to the environment and to prevent potential contamination of groundwater are required.

(h) **Noise.** Sound or noise levels may not exceed 50 dBA at the boundary of the property.

(6) Safety and Environmental Standards

1.1(a) Emergency Services. The Large-Scale Ground-Mounted Solar Photovoltaic Installation owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Northfield Fire Chief. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar photovoltaic installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

1.1(b) Land Clearing, Soil Erosion and Habitat Impacts. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Large-Scale Ground-Mounted Solar Photovoltaic Installation or otherwise prescribed by applicable laws, regulations, and this By-law.

11.08.04 Monitoring, Maintenance, and Reporting

11.08.04.01 Solar Photovoltaic Installation Conditions

The Large-Scale Ground-Mounted Solar Photovoltaic Installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the solar electric installation and any access road(s), unless accepted as a public way.

11.08.04.02 Modifications

All material modifications to a Large-Scale Ground-Mounted Solar Photovoltaic Installation made after issuance of the required building permit shall require approval by the Planning Board.

11.08.04.03 Annual Reporting

The owner or operator of the installation shall submit an Annual Report which certifies compliance with the requirements of this By-law and the approved site plan, including control of vegetation, noise standards, and adequacy of road access. The annual report shall also provide information on the maintenance completed during the course of the year and the amount of electricity generated by the facility. The report shall be submitted to the Selectboard, Planning Board, Fire Chief, Emergency Management Director, Building Commissioner, Board of Health, and Conservation Commission (if a wetlands permit was issued) no later than 45 days after the end of the calendar year.

11.08.05 Abandonment or Decommissioning

11.08.05.01 Removal Requirements

Any Large-Scale Ground-Mounted Solar Photovoltaic Installation which has reached the end of its useful life or has been abandoned as set forth in Section 11.08.05.02 below shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

- (1) Physical removal of all Large-Scale Ground-Mounted Solar Photovoltaic Installation structures, equipment, security barriers and transmission lines from the site.
- (2) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- (3) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

11.08.05.02 Abandonment

Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, an installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board.

If the owner or operator of the Large-Scale Ground-Mounted Solar Photovoltaic Installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town retains the right, after the receipt of an appropriate court order or written consent of the owner, to enter and remove an abandoned, hazardous, or decommissioned Large-Scale Ground-Mounted Solar Photovoltaic Installation. As a condition of Site Plan approval, an applicant shall agree to allow entry to remove an abandoned or decommissioned installation. the costs for the removal will be charged to the property owner in accordance with the provisions of M.G.L. 139, Section 3A as a tax lien on the property.

11.08.06 Financial Surety

Applicants for Large-Scale Ground-Mounted Solar Photovoltaic Installations shall provide a form of surety, either through escrow account, bond, or other form of surety approved by the Planning Board, to cover the cost of removal in the event the town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project Applicant. Such surety will not be required for municipally- or state-owned facilities. The Applicant shall submit a fully inclusive estimate of the costs associated with

removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

New language to be added in Section 10.01, shown below in *italics*, and add a new Section 10.01.05:

Article X. Special Requirements for Specified Uses

10.01 Site Plan Review by the Planning Board is required for: all industrial and commercial uses involving structure(s) with 10,000 square feet or more of enclosed floor area; a lot containing 10 acres or more; *Large-Scale Ground-Mounted Solar Photovoltaic Installations with a total solar photovoltaic array area of more than 1,500 square feet (see Section 10.01.05)*; or as required by other sections of this By-law. In addition, the Zoning Board of Appeals may require Site Plan Review for any commercial or industrial use requiring a special permit.

(Sections 10.01.01, 10.01.02, 10.01.03, 10.01.04 remain unchanged.)

10.01.05 Site Plan Review Requirements for Solar Facilities

Section 11.08 describes the provisions for Site Plan Review of Large-Scale Ground-Mounted Solar Photovoltaic Installations with a total solar photovoltaic array area of more than 1,500 square feet. Additional requirements for the Site Plan Review process in these cases is described in section 11.08.03.04.

Add a new Section 4.04:

4.04 Solar Overlay District

4.04.01 Purpose

The Solar Overlay District is hereby established as an overlay district and shall be superimposed on other existing districts. The purpose of the district is to identify those areas in Northfield for which As-of-Right Siting is available for certain Large-Scale Ground-Mounted Solar Photovoltaic Installations (see Section 11.08).

4.04.02 District Boundaries

The Solar Overlay District is defined as all those areas delineated as Solar Overlay Zone on the overlay map entitled “Northfield Solar Overlay Zone Map”, dated 2011 and on file with the Town Clerk. The district shall include the following zones:

Zone 1: The eastern end of town parcel 25-A-1, the western boundary being defined by the following three straight line segments: beginning at point (42° 42.332 N, 72° 29.069 W), then proceeding to point (42° 42.076 N, 72° 29.127 W), then proceeding to point (42° 42.030 N, 72° 29.301 W), and then proceeding to point (42° 41.933 N, 72° 29.285 W).

Zone 2: Entire town parcel 29-E-1, approximately 80 acres, bordered roughly by the Connecticut River on the east, the railroad on the north, and Bennett Brook Road on the west.

Article 33. (Submitted by the Planning Board)

To see if the Town will adopt the following as a change to the Zoning By-law, or pass any vote or votes relative thereto:

Proposed additions are shown in *italics*. Proposed deletions are shown with a ~~strikethrough~~.

NORTHFIELD ZONING BYLAW PROPOSED CHANGES FOR VILLAGE CENTER DISTRICTS AND PERFORMANCE STANDARDS

Article II. Administration and Enforcement

2.01 Enforcement

This By-Law shall be enforced by the ~~Selectmen~~ *Board* or a Building Commissioner appointed by them. Any person violating any of the provisions of the By-Law may be fined ~~not more than twenty one hundred~~ *one hundred* dollars for each offense. Each day after seven days that such violation continues shall constitute a separate offense. Prior to the imposition of any fines, written notice of the nature of the violation shall be given to the person or persons against whom the fine is to be imposed. Said notice shall state the first date upon which a fine shall be imposed for a violation of this By-law, which date shall not be less than seven days from the receipt of said notice. Said notice shall contain reference to the specific section of the By-law which is being violated together with a statement of the penalty for said violation.

Article III. Definitions

3.02 Definitions

Adult Oriented Business

Any establishment as defined in M.G.L. Chapter 40A, Section 9A.

Bed and Breakfast

An accessory use to an owner-occupied dwelling unit consisting of overnight lodging with breakfast. No meals other than a breakfast shall be served.

Composting Facility

Any area, lot, or land used for the purpose of storage, collection, processing, purchase, sale or abandonment of organic wastes.

Landfill

Any area, lot, or land used for the purpose of storage, collection, processing, purchase, sale or abandonment of garbage; excluding scrap metal, machinery, vehicles, other junk, or the composting of organic wastes.

Office, Business

The workplace of computer software, insurance, or other business professionals which may include space for appropriate support staff (e.g. administrative assistants, etc.).

Office, Professional

The workplace of physicians, lawyers, engineers, or other licensed professionals which may include space for appropriate support staff (e.g. nurses, administrative assistants, etc.).

Restaurant

An establishment at which the principal activity is the preparation and sale of food for immediate consumption on the premises.

Article IV. Establishment of Districts

4.01 Districts

For the purposes of this By-Law, the town of Northfield is hereby divided into ~~two~~ three districts:

Residential-Agricultural-Forested (RAF),
Residential-Agricultural (RA),
Main Street Village Center (MVC)

as shown on a map on file in the office of the Town Clerk entitled “*Official Zoning Map, Town of Northfield.*”. In addition, there shall be ~~two~~ *three* overlay districts: the Floodplain Overlay District, *the Solar Overlay District*, and the ~~Groundw~~ *Water Supply Protection District* as defined *herein*. Zoning district boundary lines may only be changed by adoption of an amendment to this By-Law.

Article VI. Use Regulations

6.02 Use Regulations Schedule

No building or structure shall be constructed, and no building, structure, or land, or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter set forth as permissible. Symbols employed in the following use regulations schedule shall have the following meaning:

Y – Yes, the use is permitted “by right” in that Zoning District

N – No, the use is not permitted in that Zoning District

SP – The use may be permitted if a Special Permit is granted by the Zoning Board of Appeals

SPP – The use may be permitted if a Special Permit is granted by the Planning Board

SPR – The use is permitted after Site Plan Review by the Planning Board

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	Main Street Village Center (MVC)
Residential Uses			
Single-Family Dwelling	Y	Y	Y
Two-Family Dwelling	Y	Y	Y
Converted Single-family Dwelling to Two to Four-Family dwelling	SP	SP	SP
Multi-Family (see Section 9.01)	SPP	SPP	SPP
Temporary Mobile Home (see Section 6.03.03)	SP	SP	SP
Mobile Home/ Mobile Home Park	N	N	N
<i>Bed and Breakfast, up to 6 bedrooms for lodging, complying with Section 10.02</i>	SP	SP	Y
<i>Bed and Breakfast, not complying with Section 10.02</i>	SP	SP	SP
Apartments or Tenement Houses	N	N	N
<i>Open Space Residential Design (see Section 11.07)</i>	SPR	SPR	SPR
Cultural & Recreational Uses			
Agriculture or Forestry	Y	Y	Y
Golf Courses or Driving Ranges	SP	SP	SP
Commercial Outdoor Recreation	SP	SP	SP
Wildlife Preserve or Other Conservation Uses	Y	Y	Y
Community Services			
Public Utility Facility	SP	SP	SP
Wireless Communication Facilities (see Section 11.06, Telecommunications)	SPP	SPP	SPP
Educational Uses exempted from zoning regulation by M.G.L. Ch. 40A, Section 3	Y	Y	Y
Other Educational Uses not exempted from zoning regulation by M.G.L. Ch. 40A, Section 3	SP	SP	SP
Church, other Religious Use	Y	Y	Y
Municipal Uses not covered elsewhere	SP	SP	SP
Day Care Facility for 6 or less children or adults	Y	Y	Y

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	Main Street Village Center (MVC)
Day Care Facility for more than six children or adults	SP	SP	SP
Business or Commercial Uses			
<i>Office, Business or Professional, with up to and including 2,000 square feet of enclosed floor area and complying with Section 10.02</i>	SP	SP	Y
<i>Office, Business or Professional, with 2,001-3,500 square feet of enclosed floor area and complying with Section 10.02</i>	SP	SP	SPR
<i>Office, Business or Professional Offices, other</i>	SP	SP	SP
Banks	SP	SP	SP
Stand-alone ATM	N	N	N
Restaurant, drive in or thru	SP	SP	SP
<i>Restaurant with no drive in or thru with up to and including 2,000 square feet enclosed floor area and complying with Section 10.02</i>	SP	SP	Y
<i>Restaurant with no drive in or thru, with 2,001-3,500 square feet of enclosed floor area and complying with Section 10.02</i>	SP	SP	SPR
Restaurant, other	SP	SP	SP
Gift Shops	SP	SP	
Motor Vehicle Sales	SP	SP	SP
Laundry, Laundromat	SP	SP	SP
Theaters	SP	SP	SP
Boarding or Lodging Housing	SP	SP	SP
Home Occupation	Y	Y	Y
<i>Retail Establishments with up to and including 2,000 square feet enclosed floor area and complying with Section 10.02, where all sales, display, and storage of merchandise is within building(s)</i>	SP	SP	Y
<i>Retail Establishments with 2,001-3,500 square feet enclosed floor area and complying with Section 10.02, where all sales, display, and storage of merchandise is within building(s)</i>	SP	SP	SPR

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	Main Street Village Center (MVC)
Retail Establishments, <i>other, or developments</i> where all sales, display and storage of merchandise is within building(s)	SP	SP	SP
<i>Retail Establishments with outdoor sales, display, and/or storage of merchandise</i>	SP	SP	SP
<i>Retail Establishments with drive-thru</i>	SP	SP	SP
<i>Adult Oriented Businesses</i>	N	SP	N
<i>Tattoo Parlors</i>	N	SP	N
<i>Conversion of an historic (50 years or older) Residential or Commercial structure with no more than 3,500 square feet of enclosed floor area, to a mix of Retail Stores, Business or Professional Offices, Restaurants, or Residential uses, complying with Section 10.02</i>	SP	SP	SPR
Industrial Uses			
Conversion of existing structures for Industrial Use	SP	SP	N
Junkyards and dumps	N	N	N
Landfills	N	N	N
<i>Composting facility</i>	SP	SP	N
Manufacturing, Processing & Laboratories	SP	SP	N
Freight or Transportation Facilities	SP	SP	N
Gasoline Station, Repair Garages	SP	SP	SP
Quarrying, Gravel Mining	SP	SP	N
Sawmill	SP	SP	N
Bulk Storage, Warehousing, <i>Self Storage</i>	SP	SP	N
<i>Large-Scale Ground-Mounted Solar Photovoltaic Installations (see section 11.08¹)</i>	SP	SP	SP

Article VII. Dimensional and Density Regulations

7.01 Lot frontage, area, intensity, depth and width

¹ *Large-Scale Ground-Mounted Solar Photovoltaic Installations are allowed by right with Site Plan Review by the Planning Board in the Solar Photovoltaic Overlay District, as provided in Section 11.08.*

7.02

	Minimum Lot Area (sq. ft.)	Minimum Frontage (feet)	Minimum Depth (feet)	Front, Rear, and Side Yards (feet) for Principal Buildings or Accessory Structures greater than 200 sq. ft.**	Front, Rear and Side Yards (feet) for Accessory Structures less than 200 sq. ft.	Maximum Height (feet)
Residential – Agriculture – Forestry Agricultural – Forested (RAF)	100,000	250	300	50	20	35
Residential – Agricultural (RA)						
--- Lots served by municipal sewer	35,000	150	200	25	10	35
--- Lots not served by municipal sewer	50,000	150	200	25	10	35
Main Street Village Center (MVC)						
--- Lots served by municipal sewer	25,000	75	100	25**	10	35
--- Lots not served by municipal sewer	50,000	100	150	25**	10	35

Article X. Special Requirements for Specified Uses

10.02 Performance Standards for Business or Commercial Uses and Bed & Breakfast Establishments

Retail Establishments; Restaurants; Offices, Business or Professional; and Bed & Breakfast Establishments, are allowed by right according to Section 6.02 provided that they comply with the requirements of this Section 10.02; otherwise they require a Special Permit. In order for the Building Commissioner to make this determination in consultation with the Planning Board, the following information is required:

10.02.01 Review and Submission Procedures

Plan Filing Requirements

The following plans and items shall be submitted to the Building Commissioner with an application form and three (3) copies of the drawings. Plans shall be prepared by a registered architect, landscape architect or professional engineer licensed in Massachusetts.

*** In the MVC District, the size of the front yard may match the setbacks of existing structures on adjacent parcels even if those setbacks are less than the minimum front yard dimension required by this Bylaw.*

- (a) *A locus map at a scale of 1"=1,000' inset within the plans noted below to identify the location of the proposed development.*
- (b) *A plan view at a scale not to exceed 1"= 100' showing location and dimensions of all existing and proposed buildings, parking areas and access roads on the site subject to this application. Clearly show the relationship between proposed and existing structures and adjacent lots within a radius of five hundred (500) feet.*
- (c) *Elevation views at a scale not to exceed 1"= 10' showing location and relationships of all existing and proposed buildings on the site as viewed from front, side and rear yards. Elevations shall illustrate proposed building materials, window treatments, and roof pitch.*
- (d) *A plan view at a scale not to exceed 1"= 40' showing the location and dimensions of all existing and proposed buildings, access points, parking areas, bicycle racks, roads, sidewalks, open spaces and utilities, including underground utility lines, water, sewer, electric power, telephone, gas, outdoor illumination and cable television.*
- (e) *A plan view of the site at a scale not to exceed 1"= 40' indicating location, species and dimensions of trees and other landscaped features, both existing and proposed.*
- (f) *A narrative identifying the type of business proposed and describing how the proposed use meets the Performance Standards outlined in Section 10.02.02(1).*

10.02.02 *Performance Standards*

The following performance standards must be met:

- (a) *Traffic generation shall not exceed two hundred (200) passenger vehicle trips per day as estimated using the average weekday trip rate for the proposed use from the Institute for Transportation Engineers Trip Generation Manual;*
- (b) *Uses must have frontage and access from Routes 63/10 (Main Street);*
- (c) *Sound or noise levels may not exceed 60 dBA, at the boundary of the property;*
- (d) *Vibration, odor, or flashing lighting that is perceptible without instruments may not occur beyond the parcel boundaries of the originating premises, except for warning devices for construction work;*

- (e) *Parking areas may not exceed ten (10) spaces and must be located to the side or rear of the buildings;*
- (f) *The hours of operation must be no earlier than 6 a.m. and no later than 9 p.m. The limitation on hours of operation shall not apply to Bed & Breakfasts.*
- (g) *A minimum five (5) foot wide buffer area shall surround the parking area and shall provide adequate screening of the parking area from abutting parcels. Such buffer area shall be planted with a combination of evergreen and deciduous shrubs that are at least five (5) feet in height.*
- (h) *At least one shade tree, with a minimum three (3) inch caliper and which is at least 15 feet in height, shall be planted in or adjacent to the parking area for every three parking spaces required or built;*
- (i) *Lighting shall be pedestrian in scale with fixtures not exceeding sixteen (16) feet in height and cut-off fixtures that direct light downward shall be used;*
- (j) *Lighting shall not produce illumination beyond the property boundaries and shall be in the white light spectrum;*
- (k) *Building materials shall be of wooden clapboards, cedar shingles, brick or stone. Alternative building materials may be used if they realistically simulate one or more of the above materials and if their use is approved by the Planning Board;*
- (l) *Roofs shall be gable or hip roofs with a pitch between 5:12 and 12:14.*
- (m) *Windows in the Main Street Village Center District must be double hung windows similar in style and pattern to existing historic buildings within the district.*
- (n) *Lighting fixtures in the Main Street Village Center District shall be consistent with the historic character of the district;*
- (o) *Signage shall be professionally constructed and shall not exceed twelve (12) square feet in size. One down-lit sign made of wood, stone, brick, or wrought iron shall be allowed, which can be either freestanding or attached to the building. The design of the sign should reflect the scale and character of the structure or site and its surroundings.*

10.02.03 *Failure to Comply with Performance Standards*

If a use is required to meet the Performance Standards under Section 10.02.02 and is no longer in compliance with one or more of the Performance Standards, then

the use shall either require a Special Permit or changes shall be made in order for the use to comply with all the Performance Standards under Section 10.02.02. If the use can no longer comply with the Performance Standards and cannot obtain a Special Permit, then the use must cease within 6 months from the date that the use was no longer in compliance with one or more of the Performance Standards under Section 10.02.02, or within 3 months of the date the Special Permit for the use was denied, whichever is first.

10.02.04 *Square Footage Requirements for Performance Standards*

The ability of a business to use the Performance Standards in order to be allowed by right according to Section 6.02 will be based on the cumulative square footage of all the businesses in a building.²

And to amend the Town Zoning Map, and descriptions, as follows:

~~{This Northfield Protective Regulation By Law current as of September 2000}~~
TOWN OF NORTHFIELD
OFFICIAL ZONING MAP
2012~~1987~~

Description:

Main Street Village Center (MVC) District

The Main Street Village Center (MVC) District within the Town of Northfield is located along State Route 63/10 (Main Street). The district starts at the Route 63-Route 10 intersection near the Bennett Meadow Bridge, and runs northerly to the intersection of Route 63/10 and Moody Street. The district extends 300 feet parallel and perpendicular to the existing centerline of State Route 63/10 in both an easterly and westerly direction from the existing centerline of Route 63/10.

Residential-Agricultural (RA) District

The RA District consists of all the lands lying within the easterly and westerly boundaries described below, excepting those lands in the Main Street Village Center District as described above.

Description:

Easterly Boundary of the RA District:

Starting at the New Hampshire State line on Winchester Road

(1) Southerly 1,600 feet to a point

(2) Then southerly in a straight line to a point

² For example, if a 2,000 square foot retail store exists in a 3,500 square foot building in the Main Street Village Center district, then any additional businesses in the same building would require Site Plan Review. If the existing retail store is only 1,000 square feet in size, then another business up to 1,000 square feet in size could be added by right in the building provided that the additional business met all the performance standards.

- (3) On School Street, 750 feet easterly of the intersection of Strowbridge Road and School Street, then easterly on School Street to
- (4) The intersection of School Street and Warwick Road, then southerly on Warwick Road to a point on Warwick Road
- (5) Located 2,000 feet easterly of the intersection of St. Mary's Street, Strowbridge Road and Warwick Road; then southerly in a straight line to the intersection of Old Turnpike Road and Commonwealth Avenue,
- (6) Then southerly along Commonwealth Avenue to the intersection with Gulf Road
- (7) Then easterly on Gulf Road to the intersection of Alexander Hill Road and Gulf Road
- (8) Then southerly in a straight line to the intersection of Old Wendell Road and Lyman Road
- (9) Then southerly along Old Wendell Road 2,000 feet to a point
- (10) Then southerly in a straight line to a point on South Mountain Road 2,000 feet easterly of the intersection of Rte. 63 and South Mountain Road
- (11) Then 2,000 feet easterly on South Mountain Road to a point
- (12) Then southerly in a straight line to a point on Pine Meadow Brook 1,000 feet easterly of Rte. 63
- (13) Then westerly on Pine Meadow Brook 500 feet to a point easterly from Rte. 63
- (14) Then southerly parallel to and 500 feet easterly of Rte. 63 to the Erving Town line

Description:

Westerly Boundary of RA District:

Starting at the Vermont State line at a point 1,000 feet westerly of Rte. 142, southerly and parallel to Rte. 142 to the Bernardston Town line

Residential-Agricultural-Forested (RAF) District

The RAF district consists of all lands in the Town of Northfield excepting those lands in the Residential-Agricultural District (RA) and the Main Street Village Center District (MVC), as described above.

Article 34. (Submitted by the Planning Board)

To see if the Town will adopt the following as a change to the Zoning By-law, or pass any vote or votes relative thereto:

New language to be added in Section 11.07 is shown in *italics*, and language to be deleted is shown with ~~strikethrough~~:

11.07 Open Space Residential Design

For the purpose of promoting the efficient use of land in harmony with its natural features, in accordance with the *Smart Growth* guidelines of the Commonwealth, *encouraging the preservation of open space and shared facilities, an alternative form of subdivision is described in this section. This form of subdivision, subject to Site Plan Review by the Planning Board, reduces required lot dimensions and provides incentives for an increased number of lots. a subdivision, as defined in section 2-10* In all other respects the definitions and terms of the Subdivision Regulations of Northfield apply ~~and consistent with the terms of this section and the Subdivision Regulations,~~ will be approved by right by the Planning Board. Only one single- or two-family dwelling unit per lot shall be allowed in the Open Space Residential Design.

11.07.01 Open Space Requirement

At least fifty percent (50%) of the land area of the tract shall be permanently protected open space. The open space set aside may not include wetlands, water bodies, floodplains, slopes greater than twenty-five percent (25%), roadways, land devoted to common facilities such as wells, sanitation facilities, and solar energy generation, or land prohibited from development by legally enforceable restrictions, easements or covenants, or other constraints dictated by the Northfield Protective By-Law, Title 5, the Inland Wetlands Protection Act, and any other relevant law. *For projects that cannot reasonably meet the 50% open space set-aside requirement, the Planning Board may in its discretion lower the required amount of open space (but in no case to less than 40% of the land area), only if it determines that the proposed project would otherwise meet the general purpose and intent of this bylaw and would comply with the Board's regulations under the Subdivision Control Law.*

11.07.02 Number of Lots

The total number of lots shall not exceed that determined by a yield plan calculation, except that for each additional one percent (1%) of land which is set aside as open space in the tract, in excess of the fifty percent (50%) open space required, up to one percent (1%) more (rounded down) additional dwelling lots shall be allowed. A yield plan calculation is the number of lots that can be placed on potential streets in the subdivision, in conformance with the Northfield Subdivision Regulations and Section 7.01 of this bylaw, without the open space set aside but excluding wetlands, water bodies, floodplains, and slopes greater than twenty-five percent (25%).

11.07.03 Lot Dimensions

No lot shall have less than 100 feet of frontage on its access road.

No lot shall have less than 150 feet of depth.

No lot shall have less than 15,000 square feet.

No building shall be located less than ten (10) feet from a lot line or less than 25 feet from a public way, *proposed or approved* subdivision road, or any other right-of-way.

11.07.04 Sanitation Requirement

Each lot shall have suitable soils and site for a private septic system and water supply, or access to a municipal sewer system, or access to a common septic system approved by the Board of Health.

~~11.07.05 Lot Access~~

~~A common drive, as approved by the Planning Board, may serve two or more lots that comply with the lot requirements of Section 11.07.03. In addition, the drive shall conform to Section 7.03.01 except that the subgrade and traveled surface width shall be not less than sixteen (16) feet on any portion of the common drive.~~

~~Lots may have access not through frontage, so long as such access not through frontage provides adequate access for emergency vehicles and safe access for other vehicles entering and exiting the lot, and is in keeping with the considerations of Article IX.~~

11.07.056 Solar Energy Option

A subdivision that provides, in the form of one or more shared facilities, a minimum of two kilowatts (2kW) of grid-connected photo-voltaic solar energy generation for each residential unit in the subdivision may have up to twenty percent (20%) more (rounded down) additional dwelling lots than provided under Section 11.07.02.

A solar energy facility proposal will be reviewed by the Northfield Energy Committee, which will provide its recommendations to the Planning Board. On the basis of this review the Planning Board may require changes/additions to the proposed facility to meet the terms of this section. After construction the Northfield Building Commissioner will be responsible for annually inspecting the condition of any such facility.

11.07.067 Maintenance of Common Facilities

All common facilities of the subdivision, such as wells, sanitation facilities, and solar energy facilities, will be conveyed to a corporation or trust owned or to be owned by the property owners within the development; ownership thereof shall pass with property conveyance in perpetuity.

Maintenance of all common facilities shall be permanently assured through an incorporated non-profit homeowner's association, covenant, or other agreement through which each property owner in the development is automatically a member, each has an equal say in determining the affairs of the organization, and each is subject to an equal charge for a share of the maintenance expenses, or through a comparable arrangement satisfactory to the Planning Board. Such land agreement documents shall be submitted with the development plan and shall be subject to approval by the Planning Board and Town Counsel. This organization shall remain under the control of the developer until a majority of the properties are conveyed to a majority of the permanent owners.

Any such covenants or agreements shall provide that in the event that the organization established to own and maintain the common facilities, or any successor organization, fails to maintain the common facilities in reasonable order and condition in accordance with the site analysis/development plan, the Town may, after notice to the organization and public hearing, enter upon such facilities and maintain them in order to preserve the taxable values of the properties within the development. These covenants or agreements shall also provide that the cost of such maintenance by the Town shall be assessed ratably against the properties within the development and shall become a charge on said properties and that such charge shall be paid by the property owners within thirty (30) days after receipt of a statement therefor.

11.07.078 Open Space Use

In general, all land not devoted to dwellings, accessory uses, common facilities, roads, or other development shall be set aside as common land for recreation, conservation, or agricultural uses which preserve the land in essentially its natural condition.

Further ~~subdivision~~ *development* of common open land, except for easements for underground utilities and public recreation, shall be prohibited. Structures or buildings accessory to recreation, conservation, or agricultural uses may be erected but shall not exceed 5% coverage of such common open land.

11.07.089 Open Space Ownership

Such common open land shall be either:

- (a) conveyed to a corporation or trust owned or to be owned by the property owners within the development ~~and the original owner(s)~~; if such a corporation or trust is utilized, ownership thereof shall pass with property conveyance in perpetuity;
- (b) conveyed to a non-profit organization, the principal purpose of which is the conservation or preservation of open space;
- (c) conveyed to the Town of Northfield, at no cost, and be accepted by it for a park or open space use; such conveyance shall be at the option of the Town and shall require the approval of the voters at a Town Meeting.

In cases (a) and (b) above, a restriction enforceable by the Town shall be recorded to ensure that such land shall be kept in an open or natural state and shall not be built for residential use or developed for accessory uses such as parking or roadways or any other use. Such restrictions shall further provide for maintenance of the common land in a manner which will ensure its suitability for its function, appearance, cleanliness and proper maintenance of drainage, utilities and the like.

In case (a) above, ownership and maintenance of such open land shall be permanently assured through an incorporated non-profit homeowner's association, covenant, or other land agreement through which each property owner in the development is automatically a member and each is subject to a

charge for a share of the maintenance expenses or through a comparable arrangement satisfactory to the Planning Board. Such land agreement documents shall be submitted with the development plan and shall be subject to approval by the Planning Board and Town Counsel. Any such covenant or agreement shall specify that each property owner shall have an equal say in determining the affairs of the organization, that costs shall be assessed equally to each such owner, and that the organization shall remain under the control of the developer until a majority of the properties are conveyed to permanent owners.

Further in cases (a) and (b) above, such covenants or agreements shall provide that in the event that the organization established to own and maintain the common open land or any successor organization fails to maintain the common open land in reasonable order and condition in accordance with the site analysis/development plan, the Town may, after notice to the organization and public hearing, enter upon such land and maintain it in order to preserve the taxable values of the properties within the development and to prevent the common land from becoming a public nuisance. These covenants or agreements shall also provide that the cost of such maintenance by the Town shall be assessed ratably against the properties within the development and shall become a charge on said properties and that such charge shall be paid by the property owners within thirty (30) days after receipt of a statement therefor.

Article 35. (Submitted by the Planning Board)

To see if the Town will adopt the following as a change to Section 7.02 the Zoning By-law, or pass any vote or votes relative thereto (new language shown in *italics*):

7.02 Setback Requirements

All principal buildings and accessory buildings and structures shall be setback in accordance with section 7.01. *Any stand-alone (i.e., not on a building) alternative energy structure (e.g., wind generator, solar panel, outdoor wood boiler) shall be set back, at a minimum, a distance equal to the overall height of the structure.*

Article 36. (Submitted by the Planning Board)

To see if the Town will adopt the following as a change to Section 11.01 of the Zoning By-law, or pass any vote or votes relative thereto (new language shown in *italics*, and language to be deleted shown with ~~strikethrough~~):

11.01 Removal of Natural Materials

The removal of loam, earth, sand, mineral aggregate, stone or rock from a parcel of land ~~hereafter~~ shall require a special permit issued by the Zoning Board of Appeals in the manner described in Article VIII of the By-law, *with the following exception:—except* where such *removal* is incidental to the construction of an approved building, ~~routine farming operations~~, or construction of roads within an approved subdivision, *up to 50 cubic yards may be removed without a special permit. Any removal of such material from any parcel for any use in excess of 50 cubic yards shall require a special permit. Nothing in this bylaw shall restrict those activities exempted under Chapter 40A Section 3 of Massachusetts General*

Laws.

All special permits issued under this Article shall expire at the end of three (3) years. They shall be renewed for an additional three (3) years after notice and hearing according to Article VIII of this By-law if the permit holders are found to be in conformance with the conditions of the original special permit. The Zoning Board of Appeals may refuse a renewal if they find substantive non-conformance with conditions required in the permit. Subsequent renewals shall be made in the same manner.

Article 37. (Submitted by the Town Hall Master Planning Committee)

To see if the Town will vote to approve designs for a Town Flag and a Town Seal, to become effective July 1, 2012.

Article 38. (Submitted by the Town Hall Master Planning Committee)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the fabrication of Town Flags.

Estimated amount requested \$1,000

Article 39. (Submitted by the Energy Committee)

To see if the Town will vote to adopt the “Stretch Energy Code” set forth in the State Building Code at 780 CMR 115.AA (i.e., Appendix 115.AA), as may be amended from time to time, and to adopt the following Bylaw, entitled “Stretch Energy Code”, as set forth below, or take any other action relative thereto:

Stretch Energy Code

1. Adoption. The Town of Northfield has adopted the provisions of 780 CMR 115.AA (i.e., Appendix 115.AA of the State Building Code or the “Stretch Energy Code”), as may be amended from time to time, in place of the provisions set forth under 780 CMR 13.00, 34.00, 61.00 and 93.00.
2. Purpose. The purpose of the Stretch Energy Code shall be to provide the Town with a more energy efficient alternative to the base energy code otherwise set forth under the State Building Code.

Article 40. (Submitted by the Selectboard)

To see if the Town will vote to authorize a revolving fund for the maintenance and operation of the Highway Department’s bucket truck per the provisions of Massachusetts General Laws, Chapter 44, §53E½, for which revenues received from other towns as their share of the cost of ownership and operation of the bucket truck will be deposited into the fund and expended to pay related costs under the direction of the Selectboard, and total expenditures for the fiscal year beginning July 1 next will be limited to \$2,000.00, with all money remaining in the fund at the end of each fiscal year, and to raise and appropriate funds therefor, or pass any vote or votes relative thereto.

Estimated amount requested \$300

Article 41. (Submitted by the Finance Committee)

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum or sums of money for the Stabilization Fund/Account, or pass any vote or votes relative thereto.

Article 42. (Submitted by the Finance Committee)

To see if the Town will vote to instruct the Assessors to transfer from available funds a sum or sums of money for the purpose of reducing the Tax Levy for Fiscal Year 2013, or pass any vote or votes relative thereto.

Given under our hands this _____ day of _____ in the year of our Lord two thousand and twelve:

Attest:

Dan Gray Chairman

Gail V. Zukowski, CMMC
Town Clerk

Kathleen Wright

Date

Bonnie Tucker L'Etoile
BOARD OF SELECTMEN

Annual Election Warrant

FRANKLIN, SS.

To any of the Constables in the Town of Northfield, in the County of Franklin,

GREETINGS:

You are directed to notify and warn the inhabitants of the Town of Northfield, qualified to vote in the elections and Town affairs, to meet at the

Northfield Town Hall, 69 Main Street

In Northfield on Tuesday, May 8, 2012 at noon (12:00 o'clock), then and there to bring in their votes by ballot for the following officers for the coming year:

- One Board of Selectmen (Three year term)
- One Board of Assessors (Three year term)
- Two Board of Health (Three year term)
- Two Board of Library Trustees (Three year term)
- One Board of Library Trustees (One year term)
- One Moderator (Three year term)
- One Planning Board (Five year term)
- One Recreation Commission (Three year term)
- One Recreation Commission (One year term)
- One Board of Sewer Commissioner (Three year term)
- One Town Clerk (Three year term)
- One Treasurer (Three year term)
- One Board of Trustees of Veterans Memorials /Veteran (Three year term)

The polls will open at 12:00 o'clock (noon) and close at 8:00 o'clock (eight) p.m.

And you are directed to serve this Warrant by posting up attested copies thereof at the Town Hall, the U.S. Post Office in Northfield, the Dickinson Memorial Library, the Field Library, Northfield Farms, and the V.F.W., West Northfield, in said Town seven days at least before holding said meeting.

Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as foresaid.

Given under our hands this _____ day of _____ in the year of our Lord two thousand and twelve:

Attest:

Dan Gray Chairman

Gail V. Zukowski, CMMC
Town Clerk

Kathleen Wright

Date

Bonnie Tucker L'Etoile
BOARD OF SELECTMEN

FRANKLIN SS.

Pursuant to the within Warrants, I have notified and warned the inhabitants of the Town of Northfield by posting up attested copies of the same at the Town Hall, the U.S. Post Office in Northfield, the Dickinson Memorial Library, the Field Library, Northfield Farms and V.F.W., West Northfield, in said Town seven days at least before date hereof, as within directed.

Constable of Northfield

Date

MAY REMOVE AFTER May 9, 2012